



AGENDA
HAYWARD PLANNING COMMISSION
777 B STREET
Hayward, CA 94541-5007
Thursday, May 8, 2003

MEMBERS OF THE AUDIENCE WISHING TO ADDRESS THE PLANNING COMMISSION:

Obtain a speaker's identification card, fill in the requested information, and give the card to the Commission Secretary. The Secretary will give the card to the Commission Chair who will call on you when the item in which you are interested is being considered. When your name is called, walk to the rostrum, state your name and address for the record and proceed with your comments. Copies of reports are available from the Commission Secretary.

AGENDA

5:30 P.M. WORKSESSION ROOM 1C
Preliminary Draft of the Five-Year Capital Improvement Program
(Fiscal Years 2003/04 – 2007/08)

7:30 P.M. COUNCIL CHAMBERS REGULAR MEETING

ROLL CALL

SALUTE TO FLAG

PUBLIC COMMENT – NON AGENDA ITEMS *(The PUBLIC COMMENTS section provides an opportunity for citizens to address the Planning Commission on items not listed on the agenda. The Commission welcomes your comments under this section, but is prohibited by State law from discussing items not listed on the agenda. Your item will be taken under consideration and referred to staff.)*

PUBLIC HEARING

The following order of business applies to items considered as part of Public Hearings:

- *Staff Presentation*
- *Planning Commission Questions*
- *Public Input*
- *Planning Commission Discussion and Action*

1. **Tentative Parcel Map 8137 Including Variances to Property Widths – Khalid Mayar (Owner)** – Request to Subdivide a Parcel, Approximately 21,282 ± Square-Feet, into Four Residential Parcels, Each Approximately 4,000 Square Feet and to Allow a Variance for the Reduction of Average Lot Widths – The Project is Located on Chance Street
2. **Appeal of the Planning Director's Denial of Variance No. PL-2003-0093 – Ralph Willkom (Applicant/Owner)** - Request for a Variance to Allow a Garage With a 15-Foot Setback Where a 20-Foot Setback is Required – The Project is Located at 25158 Soto Road at the Northeast Corner of Soto Road and Frederic Avenue



Assistance will be provided to persons requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons needing accommodation should contact Debbie Nelson 48 hours in advance of the meeting at (510) 583-4205, or by using the TDD line for those with speech and hearing disabilities at (510) 247-3340.

3. **Modification of UP 00-160-14 – Planning Director (Applicant)** – Use Permit Application for the Construction of a 2,476 Square-Foot Restaurant with a Drive-Thru Window **and the Appeal of Planning Director’s Denial of PL-2002-0172 – By the Bay Investments (Applicant)** - Use Permit Application to Allow Required Parking on an Adjacent Parcel - The Project is Located at 28000 Mission Boulevard at Webster Street (Big "O" Tires, Inc./Owners)
4. **Phase II, Grand Terrace, PL 2003-0114 - Pulte Homes Corporation (Applicant); Donald Clemerson (Owner)**
 - a. Use Permit – Request to raze two commercial/industrial structures and construct multi-family residential units within the Central City – Commercial (CC-C) Sub-district
 - b. Site Plan Review – Regarding the design of project
 - c. Exception – To allow a reduction in the garage width for one of two garage parking spaces
 - d. Vesting Tentative Map Tract 7440 – Request to subdivide a 3.58-acre site into 74 lots for the development of 74 townhouses and one parcel for common open space

The property is located at the eastern terminus of Dean Street, west of the Western Pacific Railroad, north of Jackson Street, and south of D Street
(This item is to be continued to May 29, 2003)

ADDITIONAL MATTERS

5. Discussion of Topics to Include on the City of Hayward Web Site.
6. Oral Report on Planning and Zoning Matters
7. Commissioners’ Announcements, Referrals

APPROVAL OF MINUTES

- April 10, 2003

ADJOURNMENT

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing. **PLEASE TAKE FURTHER NOTICE** that the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.